



*Office Property For Lease*

# 138 River Road

Andover, Massachusetts

Nordlund Associates is pleased to offer for lease, 138 River Road is a 62,290 SF Office building situated on 5+ acres right off the River Street exit on I-93, a few miles north of I-495. It is a premier location in this submarket. The building is three stories and has a solid parking ratio of 3.3 spaces / 1,000sf. Walk out amenities include Dunkin Donuts, Mobil Convenience Store, La Quinta Hotel, Chili's Bar and Grill, and The Chateau.

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## Property Highlights

- Close Proximity to Major Highways (I-93, 495)
- Ample Parking
- First Class Image
- Flexible Suite sizes to accommodate larger prospect pool
- Part of the Minuteman Complex totaling over 1 million SF
- Shared access to Amenities (café, fitness center, game room) at 200 Minuteman Road

## Suites Available

**Building Size** 62,290 SF

Floor 2 1,600 SF

Floor 2 2,493 SF

Floor 2 3,684 SF

Floor 2 13,682 SF

**Total Floor 2** 21,459 SF

\* 13,682 SF Space  
Available 10/01/2025



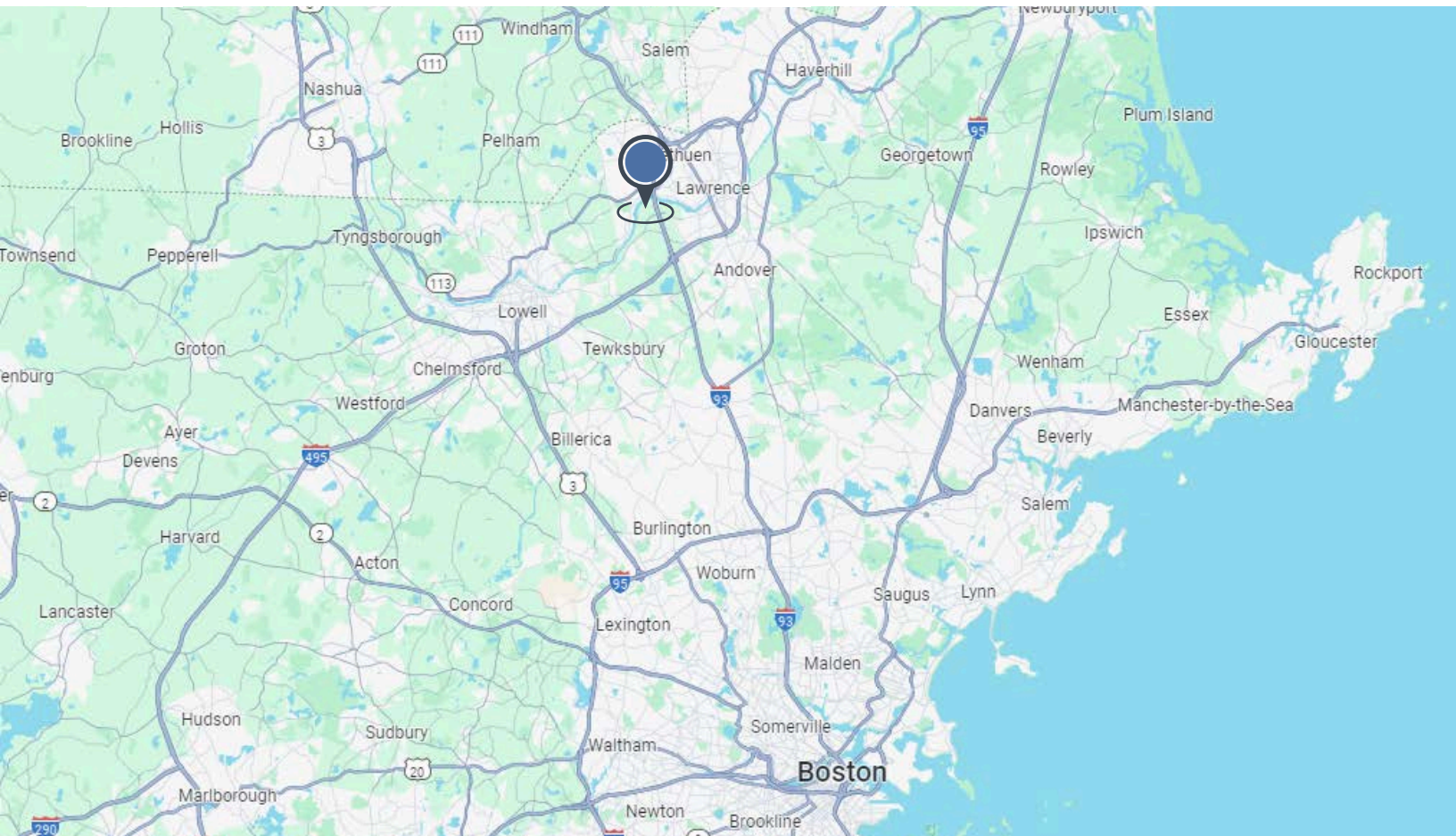
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## Distances

I-93: **2 Minutes / .3 Miles**



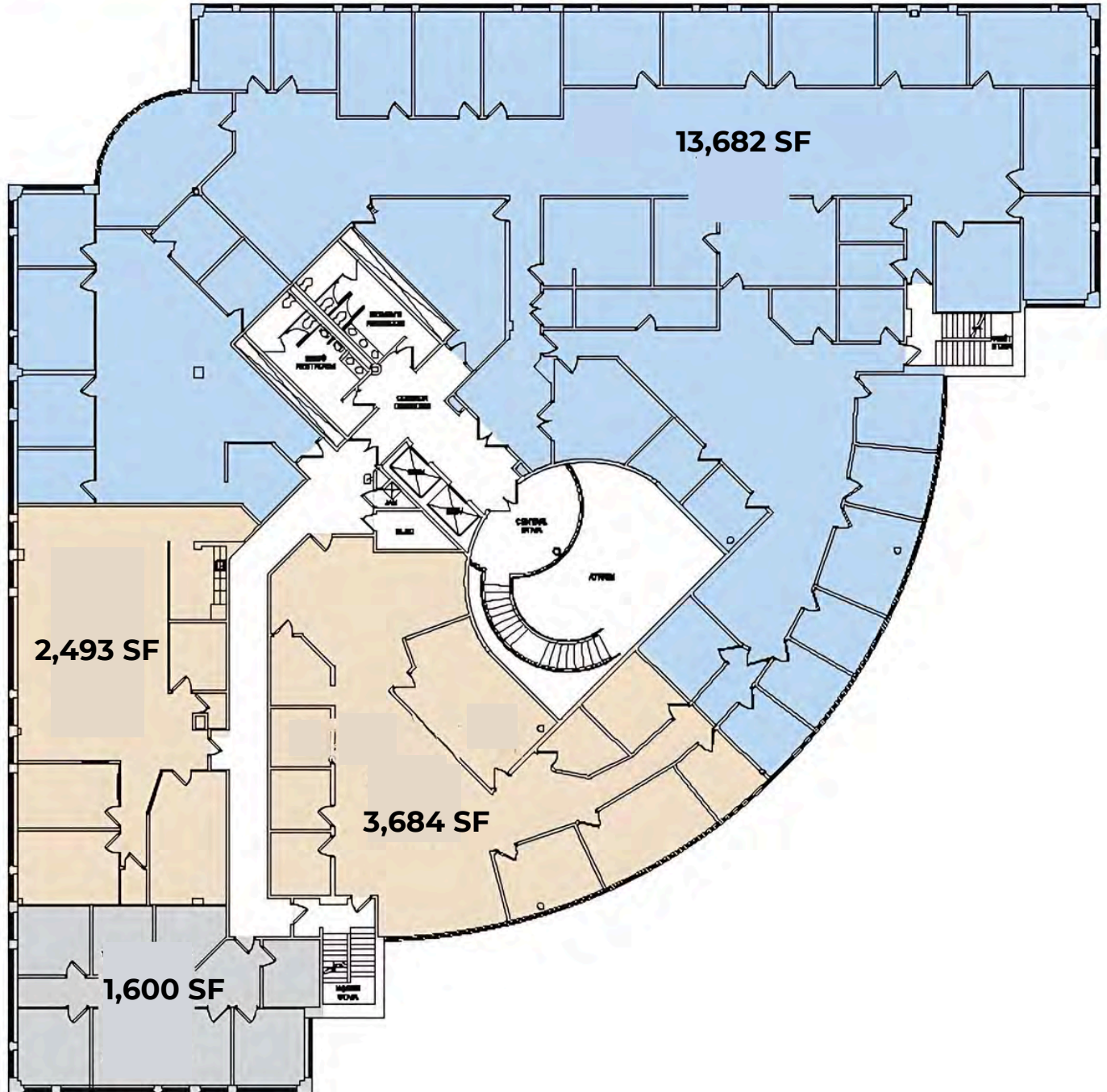
I-495: **4 Minutes / 2.2 Miles**



NH Border: **6 Minutes / 4.3 Miles**



## SECOND FLOOR



# FOR MORE INFORMATION

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